

Kenmure Property Owners Association



President's Report

Alan Van Ostenbridge
President
698-3599
javano137@hotmail.com

Ron Thornton
Vice-Pres, Emer. Mgmt.
435-0954
ront547@gmail.com

Doug Moe
Treasurer
215-9730
diemmoe@gmail.com

Mike Mulcahy
Corporate Secretary
693-7283
mulcahync@att.net

Susan Boland
Recording Secretary
693-3851
sjbkoinc@gmail.com

Jim Heavner
KARC Liaison/Insurance
692-6892
jcheavner@hotmail.com

Van Bell
RMC Liaison
694-3770
bellvan@bellsouth.net

Kathy Newbold
Security Liaison
693-5596
ktnew@live.com

Debbie Evilia
KPOA Services Liaison
692-0626
devilia344@bellsouth.net

Claude Cross
Community Relations Liaison
697-4404
ccross641@aol.com

Patty Truax
Newsletter Editor
606-2682
pktruax@gmail.com

We are now approaching what I believe is a most beautiful time of year in Kenmure. We have a wonderful place to live and call home.

Soon you will be receiving a ballot for the election of new Directors to the Board. Please take the time to vote and also return your proxy for the Annual Meeting which is scheduled this year for Thursday, December 11. Your proxy will help to ensure a quorum. Your attendance at the annual meeting is important, as is your support of the volunteer spirit in the community. Please consider lending your talents to one of the committees which keep Kenmure the outstanding residential community that it is. And on behalf of the Board, our sincere thanks for all those who do volunteer and keep our community so desirable.

There are some major operational changes which will be taking place at the end of this year. One is the contractor for trash collection. Effective January 1, Maybin Trash Service will be our vendor. This will result in a savings of \$100,000+ over a three year period. Thanks to Bob Palmer for doing the investigative work, negotiating and vetting of the new contractor. There is an article in the newsletter which explains the change in more detail.

A few months ago Fletcher Grading, our snow plowing service advised that they would no longer be serving our community. They desired to downsize the scope of operations and concentrate on their core business of grading. Roger Hansen initiated the process to replace Fletcher with another contractor to perform this critical service. An agreement has been reached with Campen Trailer Sales. Campen does the snow removal work at Asheville Airport and has the equipment and drivers to serve our community with the same level of response to which we have become accustomed.

Thanks to Roger Musgrove and Ben Booker for their efforts in resolving the issue quickly. We are still looking for a company to do our summer mowing, but are confident that will be handled as well.

The Argyle Gate improvement project has been completed, and we thank Don Hessong who served as Project Manager. The access gate was moved uphill to facilitate a larger vehicle turning radius at the bottom. This will help keep much of the heavy traffic off Kenmure roads, especially during the development work now taking place in Section VI, the Hollybrook Drive extension.

Please remember that if there are questions regarding Kenmure's rules, regulations, covenants, bylaws, committees or forms, you may visit Kenmure.org and find almost any needed information regarding our community and its operations. On the website are copies of forms which may be needed for landscape projects, exterior remodeling projects or tree removal and trimming which require committee review prior to implementation.

We would again like to thank Burt Richards, Stu Nelson and the many who helped to complete projects at the KPOA office. Those projects ranged from deck removal to painting to shelving. If you are at the office you may notice that with removal of the rear deck, drainage has been improved and the area has now been attractively landscaped.

Please remember to complete the Emergency Information Forms (available on line or at the gate) and return them to the gate. These could facilitate a response to help you in the future.

We look forward to seeing you at the Annual Meeting!

Alan Van Ostenbridge, KPOA President

Architectural Review Committee
Roger Musgrove, Chairman
692-0503 musdp@att.net

Road Maintenance Committee
Ben Booker, Chairman
435-0634 puttjr@aol.com

Security Committee
Don Klug, Chairman
435-1278 dcklug1@gmail.com

Kenmure Property Owners Association



NEW TRASH COMPANY STARTS SERVICE IN JANUARY

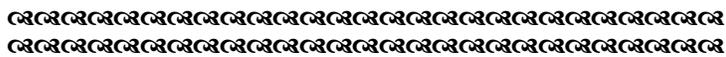
After reviewing several prospective contractors, KPOA has selected a local company, Maybin Services, Inc., as our trash collection provider beginning in January. The new contract will save Kenmure residents approximately \$110,000 during the next three years and has the added advantage of investing our expenditures in the Henderson County economy instead of exporting these funds to Arizona.

Other advantages offered by Maybin include a special Christmas tree pickup in early January (at no charge) and a policy that allows garbage bags and blue bag recyclables to be placed in the same street side container. This should minimize the messes caused by crows and critters on our streets and driveways. Small household items up to the size of a microwave oven will be picked up free. You can have larger items picked up for \$15 - \$25.

Monday will continue to be our pickup day. Contact telephone numbers for Maybin customer service will be announced in December.

GDS/Republic Services will continue to pick up trash on Monday for the remainder of this year. If you have a trash problem call their office at 253-3929. They usually respond promptly. If this doesn't happen, call Adam Coggins, the route supervisor. His cell number is 424-1041. If the problem isn't resolved after making these two calls please feel free to call me at 697-9429.

Bob Palmer, Trashman



KPOA Services Update



It has been an active summer for KPOA Services. As many of you may have noted, the deck on the office building has been removed and beautiful landscaping has taken its place. The deck was badly rotted in places and no longer safe so the Board made the decision to have it removed. In addition there was a drainage problem under the deck. That has been addressed and should no longer lead to water pooling near the entrance to the underside of the building. Many thanks to the volunteers who performed the work; because of them we were able to do all of this at minimal cost.

Several of our volunteers, who have so lovingly cared for Railpen Gap Park, made the decision to retire early this year. This left the park with only two people, Spencer Morgan and Gretchen Van Emburgh, to care for it, a monumental task. The Board has now contracted with a landscaping firm to

care for the park on a regular basis. The Rhododendron Trail has been cleared and is available for short hikes. Spencer and Fred Johnson are responsible for that labor of love and we thank them. We are still in need of volunteers to help with the weeding and maintaining the paths. Please contact me if you can help. A few hours a month will be most helpful.

Have you noticed how clean our portion of Greenville Highway always looks? Our Adopt-a-Highway Committee is responsible. If you know or meet someone on the committee please take a moment to thank them. The group patrols the area from the Post Office to Kingwood subdivision. They perform their magic on the second Friday of each month. If you are interested in helping, contact Bob Daubert, Chair.

Please remember that the parking area at the KPOA Office is for KPOA business only between the hours of 9 AM and 5 PM, Monday-Friday.

Debbie Evilia, KPOA Services Board Liaison



Do you know what CapSure is? Let me introduce you!



CapSure is the software system that assists the Security Guards in managing visitors and controlling contractor access to Kenmure. With a CapSure account you can:

Register guests on a visit by visit basis, or on a permanent basis (for example, for family members).

Register contractors on a day by day basis, or in the case of anticipated repeat visits, (such as a renovation project that will require weeks) entering the anticipated period of work results in issuance of a pass by which the contractor is admitted.

Access your personal profile that includes such information as phone numbers, email addresses, family members, pets, and automobiles.

In practical terms, CapSure allows you to advise the gate of anticipated visitors and contractors, and precludes your having to call the gate, or receive a call from the gate, when visitors arrive.

Resident access to the system is through the KPOA website (Kenmure.org). On the left margin of the KPOA Home Page is listed CapSure LOGIN. Selecting that topic will take you to a sign - in page that will give you access to your personal CapSure page. To log in to the system you must have a user ID and password, which can be obtained by calling the KPOA Office (692-2346) and requesting the System Administrator's assistance. Debbie Evilia and Julie Ashbeck can answer all of your questions.

Kathy Newbold, KPOA Board Security Liaison

Kenmure Property Owners Association

In the Event of an Emergency...



Several incidents recently have underscored the importance of residents having an emergency notification plan. Should you find yourself in an emergency situation, how would first responders know of your medical condition and medications? Who would contact your family? What can you do to ensure proper information and notification?

Some residents have the mistaken impression that security guards are responsible for making emergency notifications. Privacy concerns preclude this, and this is not within the purview of the security staff. Residents are responsible for ensuring they have emergency notification procedures in place. They can accomplish this in several ways:

First of all, make sure you complete the "Emergency Information for Kenmure Residents" form. This is a newly developed form that replaces the cards formerly used by KPOA. Once completed and submitted to the KPOA office, the form will be digitized and available on line to security personnel who can provide it to first responders as they arrive at the gate. There are several methods to obtain the form. It can be downloaded from the KPOA website. Go to the KPOA home page (<http://www.kenmure.org/default.asp>) and in the left margin select Forms and Guidance Documents. The Emergency Information form is listed under "Miscellaneous". Download and print it, fill it out and deliver it back to the KPOA office. Alternatively, you may pick up the form from the security guards at the gate or at the KPOA office; fill it out and return it to the office.

(See Sample Form)

A second way by which residents can assist emergency personnel is by registering with "Smart911". As stated in its website:

"Smart911 allows citizens to provide the additional details that 9-1-1 call takers may need in order to assist them during an emergency. When you dial 9-1-1 today the information received by the 9-1-1 call center can be limited based on the type of phone you are calling on. With Smart911, anytime you make an emergency call from a phone registered with your Safety Profile, the 9-1-1 systems recognizes your phone number and automatically displays your profile on the screen of the call taker who receives your call.

Smart911 can help protect you, your loved ones, and other members of your household. By creating a Safety Profile with Smart911 during a calm moment, you can take the time to ensure that the information is correct and accurate and exactly what you would like to be communicated to emergency response teams in an emergency. At a time when you may be panicked, or unable to communicate, or it could be

unsafe to communicate, Smart911 ensures that the details you would need to tell 9-1-1 are immediately available in the event you cannot verbally provide them. Smart911 is free, private and secure. "

For more information, and to enroll in Smart911, go to the following website: <https://www.smart911.com/about.php#>

Finally, you can assure emergency notifications are made on your behalf and according to your directions by sharing essential information with a trusted neighbor. Provide names and current phone numbers of those individuals whom you wish to be contacted should an emergency arise.

By definition, emergencies are sudden, unexpected events. You can control the outcome to some extent by preparing ahead and providing essential information to assist emergency responders.

Kathy Newbold, KPOA Board Security Liaison



(Sample Form)

CONFIDENTIAL - Emergency Information for Kenmure Guard House File
Resident 1:
Name Date of Birth _____
Current Medical Conditions (e.g., pacemaker, diabetes, asthma, allergies to medications, etc.) _____

Name and Phone No. of Doctor: _____
Resident 2:
Name Date of Birth _____
Current Medical Conditions _____

Name and Phone No. of Doctor: _____
Additional Residents:
Name(s) Date(s) of Birth _____
Current Medical Conditions _____

Name and Phone No. of Doctor: _____
Is there a list of current medications in the home? ____ Where? _____
Kenmure Address _____ Kenmure Phone _____
Additional Phone 1 _____ Additional Phone 2 _____
Is a key on file at the Kenmure Guard House? _____
If key is with another Kenmure resident, name and phone no.: _____
Does residence have an alarm system? ____ Name and phone number of alarm company _____
Number of bedrooms in home: Entry level ____ Upper level ____ Lower level ____
Pets in home? ____ Number of Dogs ____ Number of Cats ____ Other ____
Any additional information: _____

IMPORTANT - PLEASE NOTE:
KPOA AND THE KENMURE GUARDS DO NOT NOTIFY PEOPLE IN CASE OF RESIDENTS' EMERGENCIES. If a resident wishes someone to be contacted in case of an emergency, it is the responsibility of the resident to give all pertinent information to friends or neighbors so they can do so.
Date _____

Kenmure Property Owners Association

ELECTION FOR KPOA BOARD

Our Kenmure Community is a one of a kind success story! We have distinctive, well-built homes in a lovely wooded mountain setting. We have over 20 miles of well-maintained roads and street signs. We have security guards who man our entrance gate, patrol our streets, and respond to emergencies. We have garbage pick-up, lawn service for common grounds, and plowed roads in the winter. We have an office building and our own library. We are fiscally and financially well managed. What is so surprising to so many who live outside of Kenmure is that all of this is the result of our VOLUNTEERS!

From those who work in the office, to those who serve on committees, to those who serve on the KPOA Board of Directors, it is our volunteers who are the backbone of this place we call home.

Every Fall, the KPOA Election Committee begins its search for potential candidates to fill the KPOA Board positions that become open at the end of the year. This year there are three positions that need to be filled as Alan VanOstenbridge, Debbie Evilia, and Claude Cross complete their terms on the Board. We are grateful to them for their dedication, expertise, and service to our community.

This year we have three qualified candidates willing to give their time and talent to Kenmure property owners. The candidates are Dick Dodge, Sue Gordon, and Emmy Weissman.

Ballots and proxy forms will be mailed to all property owners during the first week of November. You will have until December 4, 2014 to return your marked ballot or vote online by following the directions on the ballot. New Board members will be presented at the **Annual KPOA Meeting on December 11, 2014.**

Property owners are asked to please complete and return their **Revocable Proxy** form whether or not they will be attending the Annual Meeting by the 4th of December. This is important to determine a quorum for the meeting. If you attend the meeting, your Proxy will be revoked.

Please read the biographies of our three candidates included in this newsletter to acquaint yourself with these wonderful volunteers!

The KPOA Election Committee, Kathy Meersman, Chairperson



KPOA BOARD CANDIDATES

Dick Dodge

I was born and raised in New Orleans, LA where I graduated from Tulane University with a BA in Psychology. After graduation I joined the Air Force becoming a pilot, flying Ski equipped C-130's out of Elmendorf Air Force Base in Anchorage, AK, and where I met my wife, Gail (still together after 49 years). We have two children who both have one son.

After five and a half years in the Air Force, I joined Northwest Airlines where I flew both domestic and international routes. I spent the last fifteen years of my career as a management pilot-training manger of three different aircraft (757, D-10, and 747-400), manager of the Flight Test and Ferry Division, and Director of Flying (Chief Pilot) of pilot bases in Honolulu and Guam.

Gail and I moved to Kenmure from Hawaii in March of 1994 where I partook in the governance of the Kenmure community in the mid 90's having served three years on the board of the Kenmure Homeowners Association (predecessor to the KPOA), and was its president the last of the three years. My outside interests include various activities at my church (including Choir, Kitchen service and multiple mission trips to Russia). My hobbies include golfing, motorcycling, and scuba diving.

If elected, I am willing to serve in any capacity where I can be useful.

Sue Gordon

My husband, Ron, and I decided to make Kenmure our permanent home almost three years ago. We have now concluded that the only thing wrong with our decision is we didn't make it sooner! We met and married in Arizona where we were both Sheriff's Deputies working in Search and Rescue. Due to my love of flowers, I took a break from my real estate career to own and operate a successful flower shop. In 2006 we moved to Smith Mountain Lake, Virginia where Ron kept busy as a Coast Guard Auxiliary member patrolling the lake. However, not being ready to actually retire, I chose to become an EMT and volunteered with our local Rescue Squad. Over the years, much of my volunteer activities have involved emergency response including the World Trade Center disaster, California fires, Virginia floods, Florida hurricanes and Hurricane Katrina, as a member of the American Red Cross National Disaster Response Team. I have been involved in numerous civic activities and have served on several nonprofit boards. While in Kenmure, I have served two years on the KNN Board and am

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Kenmure Property Owners Association

currently working with the KPOA Emergency Management Committee. In addition, I am now back doing what I have enjoyed the most, real estate, and work with folks in buying/selling property within the Kenmure community. I am hopeful for the opportunity to provide my experience and knowledge to the KPOA Board and all of the wonderful people we have met in Kenmure.

CGRGR

Emmy Weissman

My husband, Burt, and I moved from Westchester County, NY. In 2006 we purchased a home in Kenmure and moved here full-time in January 2008.

I grew up on Long Island and attended college at the State University of New York at New Paltz, graduating in 1970. I earned my Masters degree from Manhattan College, Riverdale, NY. For twenty-five years, I taught elementary school in New York City. During that time, I also served as teacher representative at my school and as my school's representative to the district. My job as representative was to solve problems and reach consensus within all groups in the school community. In Kenmure, I volunteer to teach water aerobics one day a week and organize the scheduling of volunteers. For three years, I served as Chairperson of the Kenmure Country Club House and Activities Committee. This position involved working with the committee, planning events and acting as a liaison between club members and the Kenmure staff. In the community, I am active in the Flat Rock Playhouse Supporting Players.

Kenmure is a wonderful place to live. It is a group of people who care about each other and their community. KPOA is an important part of that community. By serving on the Board, I believe I can help Kenmure maintain the qualities that make it such a special place.



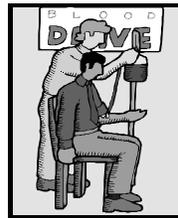
BIBLE STUDY

Many Kenmure ladies meet weekly on Wednesday mornings at the Flat Rock Village Hall (September through April) for a non-denominational, discussion-format Bible Study. We would love to have you join us.

Contact Lisa Henson at 697-1809
or lwhenson@bellsouth.net



Kenmure Red Cross Blood Drive Report



The August 27 Kenmure Red Cross Blood Drive shattered our 30 donor goal – with 36 individuals presenting and 35 pints collected! Five individuals were first-time donors.

Many thanks to the following individuals who gave of their time to make this drive a success: Sid Alexander; Susan Amsler; Herman Boda; Betty Brown; Bob Brown; Jessica Buono; Ron Buono; Melody Burrell; Susan Bush; Dana Charter; David Christenbury; Madeline Daubert; Edward Foster; Steven Goode; Steve Harbison; Matthew Henry; Carlotta Jordan; Claude Kellogg; Dave Marquardt; Jack Maybury; John Mayfield; Lynn Metcalf; Jackie Murrill; Judy Pendergast; Bill Pendergast; Grant Phillips; Rachel Poller; Dave Powell; Jan Powell; Catherine Samulski; Anastasia Silvers; Patricia Speigle; Jan Tanner; Jerry Tanner; James Wilson; and Peter Zimring.

A BIG thank you to our volunteer workers: Sally Hale, Deana Mayfield, Judy Pendergast and Jan Tanner.

Many thanks also to the Kenmure Property Owners Association and the Kenmure Country Club, and its manager Steve Harbison, for their support of this worthy cause. Next Spring, let's go for 40 pints!

Wayne Orchard, Coordinator



Kenmure Newcomers & Neighbors

(KNN)

Kenmure Newcomers & Neighbors' mission is to introduce newcomers of Kenmure and Berwick Downs to our community to meet new and existing members, and to encourage participation in organization activities. All residents, including renters and/or property owners, are eligible for membership in KNN. Former and long-time members are encouraged and welcome to rejoin at any time. We offer a variety of activities for both couples and singles. Activity Descriptions can be found on our website at www.kenmurencomers.org. The activity groups rotate every four months from February-May, June-September, and October-January. The idea is to have fun and get to know your neighbors!

KNN offers three dinner events a year in March, June and November, held at the Kenmure Country Club, with a sit-down meal and entertainment. We also have three individual Neighborhood Patio Parties that are held in August, and are another great way to join your neighbors for a fun evening!

If you are not already a member of KNN, and would like to start enjoying the many opportunities we offer, please contact our Membership Chair, Jane Holland, at 435-1361 or mjh1846@aol.com for more information.

Betty Brown, KNN President

Kenmure Property Owners Association

10 Kenmure Drive
Flat Rock, NC 28731-8512

PRSR STD
U.S. Postage
PAID
Permit 42
28739

*Founded in 2002 Under
the NC Planned
Community Act.*



VIEWS

Architectural Review Committee

Roger Musgrove	Chairperson & Landscaping	692-0503	musdp@aol.com
Stu Nelson	New House Documents & New House Inspections	696-8074	suzanne_and_stu@thenelsons.com
Judi Dietrich	Secretary	697-0333	jdietchnc@gmail.com
Clyde Allen	Existing House Alterations	698-4348	ninakallen123@gmail.com
Dick Mears	Condominiums	697-0270	rwmeas@yahoo.com
Wes Jensen	Trees	696-7985	wjensen@bellsouth.net
Jim Heavner	KPOA Board Liaison	692-6892	jcheavner@hotmail.com